

Arvada Investor Building

5400 Ward Rd., Bldg. 5, Arvada, CO 80002



www.FullerRE.com



For Sale: \$1,550,000

BUILDING OVERVIEW

Building SF:	13,059± SF
Available Space:	2,487± SF
Lot Size	0.32± AC
YOC:	1985
Zoning:	PUD-I Arvada
Parking:	Ample Common
Taxes:	\$31,998± (2025)
Sale Price:	\$1,550,000
Lease Rate:	\$12.00/SF FSG (Garden Level)

FINANCIAL HIGHLIGHTS

Occupancy:	81%
Gross Income:	\$ 183,530
Expenses	\$ 95,526
Net Operating Income:	\$ 88,001
Cap Rate:	5.68%

The Aspen Business Park V is a very well-maintained multi-tenant office building located in Arvada, Colorado. Access is excellent from Ward Road; I-70 is only one mile south via Ward Road; and one-third of a mile to the Wheat Ridge Ward Road G-Line Light Rail Stop. The property is currently 81% leased to a mix of medical, financial and engineering tenants. Excellent investor opportunity.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

Mike Haley
(720) 287-5408 direct
(720) 309-3413 mobile
MHaley@FullerRE.com

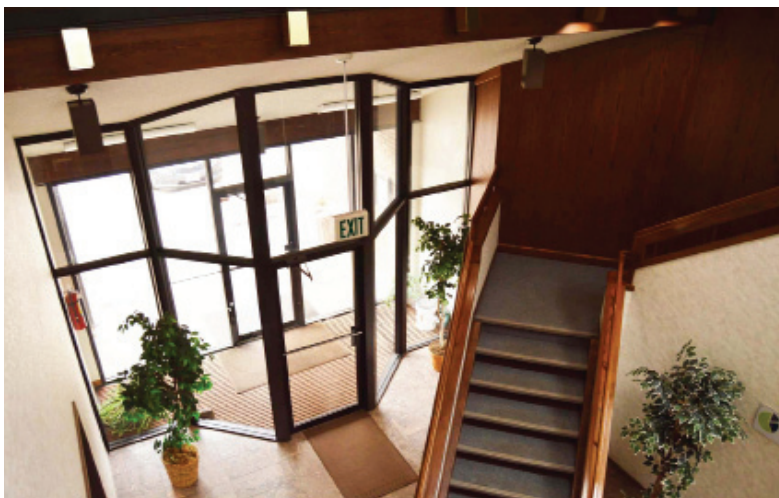
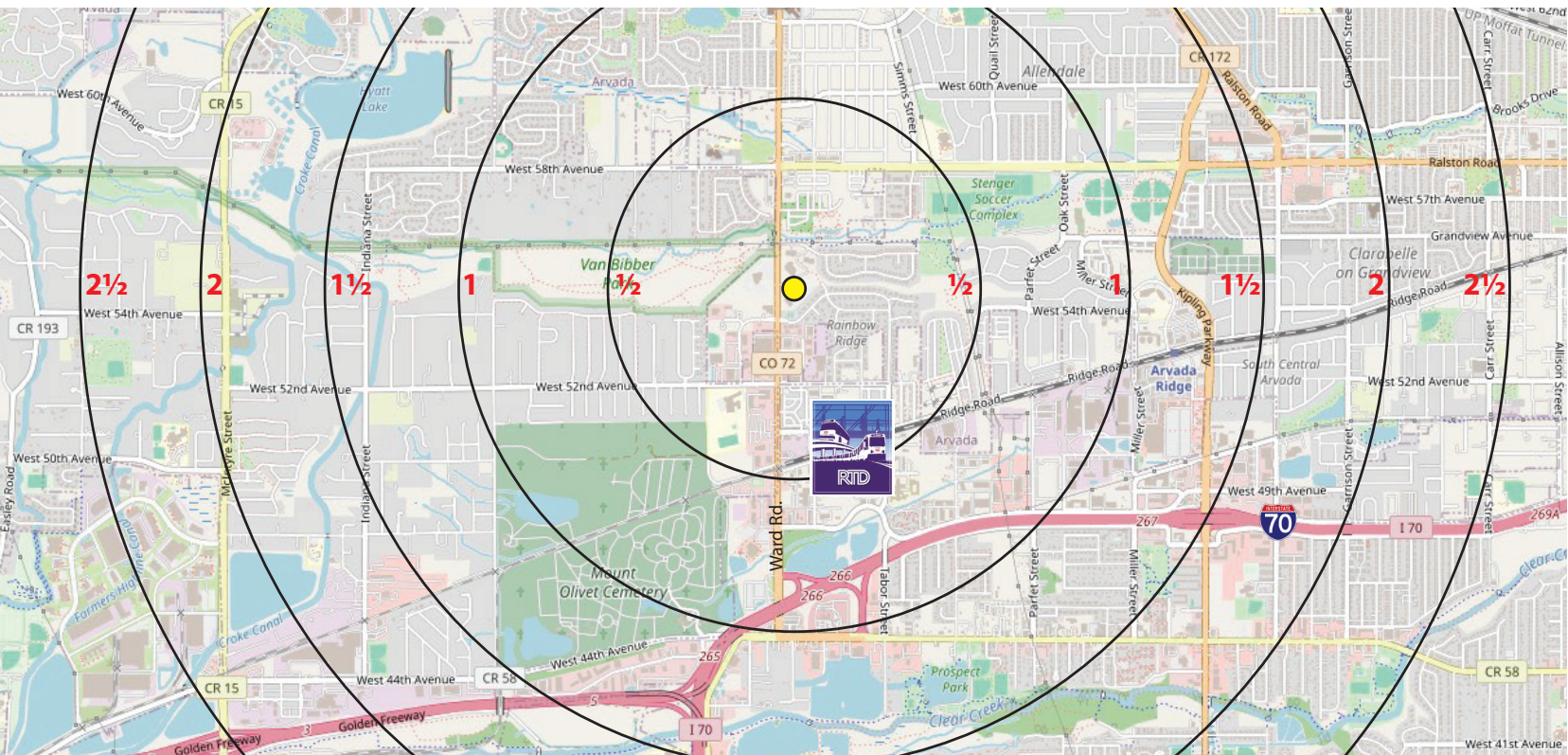
John Becker
(720) 287-5414 direct
(303) 888-7909 mobile
JBecker@FullerRE.com



www.FullerRE.com

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



DEMOGRAPHICS



Population

7,497

3 Miles

84,588

5 Miles

216,429



Households

3,172

35,390

90,405



Median HH Income

\$120,275

\$104,455

\$99,869



Median Age

41.90

42.70

41.80



Traffic

39,337 vpd - Ward Rd. @ W. 52nd Ave. (2025)

Source: CoStar 2024

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.